

COMSTOCK HOA
Board Meeting Minutes
December 9, 2015

The meeting came to order at 7:00 PM at Bonnie's house. Those in attendance were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer and Scott Mackey, Board Member. Keith Schaefer was absent due to a foot surgery.

I. Approval of November Board Meeting Minutes: The minutes, without any errors, were approved as read.

II. Treasurer's Report: Ed stated that we do not need a special assessment at present, since we operated on \$30,000.00 last year and we had a surplus of \$33,000.00 as of last October. Our CD is \$36,000 as of now. Our checking account has \$52,000.00. Our total monies is almost \$87,000.00 going into the new year. Ed and Cynthia got the signature cards signed for them at the Alpine Bank. Ed also stated that our CD matures on May 23, 2016.

III. Old Business:

- a. Grand Valley Irrigation Meeting Report – Scott. Scott Mackey attended their meeting and reported that the incumbents will stay on the Board. In addition, there will be a 3% increase. They listed some of their improvements for the past year.
- b. Irrigation and Landscaping Bids – Scott. Scott stated that Aztec and Busy Beaver bid on everything. This included de-weeding all the rock areas, trimming the trees and bushes, starting up the irrigation system, shutting down the system, maintaining the system, fertilizing (5 times) and aeration. They will also do a soil test for the type of fertilizer to apply. Ed made a motion to accept Aztec Landscaping and Irrigation for 2016. Bonnie seconded the motion and the Board passed it. Bonnie will notify Chuck's Sprinkler and Peaceful Valley of termination of their services.
- c. "Peepers' Contract – Cynthia. She stated that the system is not working between Mr. "Peepers" and Heritage Property Management. Therefore, she suggested that we write up a contract with specifics. The contract will stipulate that two photos be taken thirty days apart, and that violation letters go out within three days of the violation. It was decided to give Mr. "Peepers" thirty more days with a specific contract and then re-evaluate and make a decision at that time.
- d. Budget:

- IV.
 - 1. Irrigation – Cynthia: She stated that she had talked with two irrigation engineers who are not retired. They are willing to do this project for no charge because they are needing something to do now that they are retired. We will allow \$15,000.00 for any costs that may arise with this project.
 - 2. Management – Cynthia and Ed: They will meet with Heritage Property Management Company next week sometime and get back to us.
 - 3. Fences: Since all fences were repaired and painted as of last year, we will put in the Budget \$10,000.00 in case of an unaccounted for repair.

V. New Business:

- a. Meeting with Heritage Property Management Company – Cynthia and Ed: See #2 above.
- b. Collections – Cynthia and Ed: We want to do away with collections and just to liens. They will discuss this with Heritage at their meeting next week.
- c. CD decision: We will decide that when the CD matures in May of next year.
- d. Gift Cards for Annual Board Meeting in January – Cynthia: She will purchase those and have them ready for the Annual Board Meeting in January. Two \$50.00 cards to be given out at the drawing at the

end of the meeting.

e. HOA annual fees – Ed: There will be no increase of the HOA annual fees for 2016 because we have a surplus of \$33,000.00.

f. Bonnie placed the following names in nomination to be voted on at the Annual Board Meeting in January: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer Scott Mackey and Keith Schaefer Board Members.

VI. The next Board Meeting will be January 13, 2016, at the Fruita Community Center, 7 PM. It will be an Annual Board Meeting.

VII. Adjournment: After a motion by Scott and a second by Ed, the meeting was adjourned at 9:05 PM.

Bonnie Handy
Secretary